

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

119 Oak Street, Beaumaris Vic 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,400,000

&

\$1,490,000

Median sale price

Median price \$1,565,000

Property Type House

Suburb Beaumaris

Period - From 08/11/2018

to 07/11/2019

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	32 Spicer St BEAUMARIS 3193	\$1,450,000	31/07/2019
2	18 Sunset Av BEAUMARIS 3193	\$1,420,000	24/06/2019
3	8 Mcnaught St BEAUMARIS 3193	\$1,400,000	31/07/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

08/11/2019 09:41

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Indicative Selling Price

\$1,400,000 - \$1,490,000

Median House Price

08/11/2018 - 07/11/2019: \$1,565,000



4 2 2

Property Type: House (Res)

Land Size: 702 sqm approx

Agent Comments

Comparable Properties



32 Spicer St BEAUMARIS 3193 (REI/VG)

Agent Comments

4 2 2

Price: \$1,450,000

Method: Private Sale

Date: 31/07/2019

Property Type: House

Land Size: 655 sqm approx



18 Sunset Av BEAUMARIS 3193 (REI/VG)

Agent Comments

3 2 2

Price: \$1,420,000

Method: Private Sale

Date: 24/06/2019

Property Type: House

Land Size: 665 sqm approx



8 Mcnaught St BEAUMARIS 3193 (VG)

Agent Comments

3 - -

Price: \$1,400,000

Method: Sale

Date: 31/07/2019

Property Type: House (Res)

Land Size: 695 sqm approx